

R.G. Reeder, Chairman  
Bill Bonham, Vice Chairman  
Bill Latimer  
Greg Smith

**MINUTES**  
City of Dickinson  
**PLANNING AND  
ZONING COMMISSION**  
**REGULAR MEETING**

Deborah Fortner  
Paul Slater  
Edward Mikowski  
Leslie Boudwin

**March 15, 2016**

**NOTICE** is hereby given of a **Regular Meeting** of the Planning and Zoning Commission of the City of Dickinson, Texas to be held on **Tuesday, March 15, 2016 at 6:30 p.m.** in the Council Chambers at City Hall, 4403 Highway 3, for the purpose of considering the following numbered items. The Planning and Zoning Commission of the City of Dickinson, Texas, reserves the right to meet in a closed session on any of the below items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**ITEM 1) CALL TO ORDER AND CERTIFICATION OF A QUORUM:**

Invocation and Pledge of Allegiance

Chairman R.G. Reeder called the meeting to order at 6:33 p.m. Community Development Coordinator Krista Thompson called roll and certified a quorum. Planning and Zoning Commission Members present were as follows: Chairman R.G. Reeder, Vice-Chairman Bill Bonham, and Commission Members Greg Smith, Bill Latimer, and City Council Member Bruce Henderson. Also present was Director of Community Development, Zach Meadows.

**ITEM 2) CONSIDERATION AND POSSIBLE ACTION CONCERNING:** Approval of the Minutes of the February 16, 2016 Regular Meeting.

Chairman R.G. Reeder made a motion to approve the minutes of February 16, 2016 Regular Meeting and Vice-Chairman Bill Bonham seconded the motion.

**VOTE:**

4 AYES (Reeder, Bonham, Smith, Latimer)

0 NAYS

**MOTION PASSED**

**OLD BUSINESS**

**ITEM 3) CONDUCT A PUBLIC HEARING CONCERNING:** Concerning An Ordinance Of The City Of Dickinson, Texas, Amending Section 18-11, Definitions Of Terms And Phrases, Of Article II, Definitions, Of Chapter 18, Zoning, Of The Code Of Ordinances Of The City Of Dickinson, Texas, To Add A Definition For "Vacation Rental"; Repealing Section 18-61,

Development and performance standards, Of Article V, Specific Uses, Of Chapter 18, Zoning, Of The Code Of Ordinances; Adopting A New Section 18-61, Development and performance standards, To Establish Minimum Regulations for Bed and Breakfast and Vacation Rental Lodging Facilities; Providing For The Incorporation Of Preamble; Providing A Penalty Of An Amount Not To Exceed \$2,000 For Each Day Of Violation Hereof; And Providing A Repealer Clause, A Savings Clause, A Severability Clause And An Effective Date.

Chairman Reeder opened the Public Hearing at 6:39 p.m.

A. Staff Presentation

Director of Community Development Zach Meadows provided the commission with brief overview of regulations for a Bed and Breakfast facility.

B. Those In Favor

Jeff Nuss spoke in favor of the request, explaining why he wanted the ability to have this in the ordinance.

C. Those Opposed

None

D. Adjourn Public Hearing

Chairman Reeder closed the Public hearing at 6:43 p.m.

**ITEM 4) CONSIDERATION AND POSSIBLE ACTION REGARDING:** Concerning An Ordinance Of The City Of Dickinson, Texas, Amending Section 18-11, Definitions Of Terms And Phrases, Of Article II, Definitions, Of Chapter 18, Zoning, Of The Code Of Ordinances Of The City Of Dickinson, Texas, To Add A Definition For "Vacation Rental"; Repealing Section 18-61, Development and performance standards, Of Article V, Specific Uses, Of Chapter 18, Zoning, Of The Code Of Ordinances; Adopting A New Section 18-61, Development and performance standards, To Establish Minimum Regulations for Bed and Breakfast and Vacation Rental Lodging Facilities; Providing For The Incorporation Of Preamble; Providing A Penalty Of An Amount Not To Exceed \$2,000 For Each Day Of Violation Hereof; And Providing A Repealer Clause, A Savings Clause, A Severability Clause And An Effective Date.

**VOTE:**

4 YAYS (Latimer, Smith, Reeder, Bonham)

0 NAYS

**MOTION PASSED**

**NEW BUSINESS**

**ITEM 5) CONDUCT A PUBLIC HEARING CONCERNING:** SDP-16-0160, A Request For Site Development Plan Approval For The Development Of A Hotel Located On Approximately 0.812 acres, Legally Described As F.M. IQBAL Subdivision 2004 Abstract 19, Block 1, Reserve C, generally located north of FM 517 and west of IH 45, with the address being 3355 W. Hughes Lane, Dickinson Texas 77539.

Chairman Reeder opened the Public Hearing at 6:46 p.m.

A. Staff Presentation

Director of Community Development Zach Meadows provided the commission with an explanation of the Site Development Plan and notified the Commission Members that it does meet all the requirements.

B. Applicant's Statement

Mr. B. Medina spoke briefly and explained that it will be an independent motel and mainly used for oil & gas, etc. workers that come into town to work at the various plants in the area.

C. Those In Favor

None

D. Those Opposed

None

E. Applicant's Rebuttal

None

F. Adjourn Public Hearing

Chairman Reeder closed the Public hearing at 6:53 p.m.

**ITEM 6) CONSIDERATION AND POSSIBLE ACTION REGARDING:** SDP-16-0160, A Request For Site Development Plan Approval For The Development Of A Hotel Located On Approximately 0.812 acres, Legally

Described As F.M. IQBAL Subdivision 2004 Abstract 19, Block 1, Reserve C, generally located north of FM 517 and west of IH 45, with the address being 3355 W. Hughes Lane, Dickinson Texas 77539.

There were questions directed towards staff regarding the parking, landscaping and material for the building.

**VOTE:**

4 YAYS (Latimer, Bonham, Reeder, Smith)

0 NAYS

**MOTION PASSED**

- ITEM 7) CONDUCT A PUBLIC HEARING CONCERNING:** ZMC-16-0163, a request to amend the official zoning map of the City of Dickinson on approximately ±0.7855 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), legally described as part of Lot 24, Nichol's Addition, recorded in Volume 155, Page 10, in the office of the County Clerk of Galveston County, Texas, generally located on the corner of Deats Road and FM 1266, with the address being 4010 Deats Road, Dickinson, Texas 77539.

Chairman Reeder opened the Public Hearing at 6:54 p.m.

A. Staff Presentation

Director of Community Development Zach Meadows provided the commission with an explanation of the request to amend the Zoning Map.

B. Applicant's Statement

Glenn Finley explained that the best use would likely be for a commercial operation.

C. Those in Favor

None

D. Those Opposed

None

E. Applicant's Rebuttal

None

F. Adjourn Public Hearing

Chairman Reeder closed the Public hearing at 6:58 p.m.

**ITEM 8) CONSIDERATION AND POSSIBLE ACTION REGARDING:** ZMC-16-0163, a request to amend the official zoning map of the City of Dickinson on approximately ±0.7855 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), legally described as part of Lot 24, Nichol's Addition, recorded in Volume 155, Page 10, in the office of the County Clerk of Galveston County, Texas, generally located on the corner of Deats Road and FM 1266, with the address being 4010 Deats Road, Dickinson, Texas 77539.

**VOTE:**

4 YAYS (Latimer, Smith, Reeder, Bonham)

0 NAYS

**MOTION PASSED**

**ITEM 9) CONDUCT A PUBLIC HEARING CONCERNING:** ZMC-16-0205, a request to amend the official Zoning Map of the City of Dickinson on approximately ±0.551 acres, to change the zoning from Conventional Residential (CR) to General Commercial (GC), on property legally described as Abstract 78 R Hall Survey Lots 1 through 8 & Adjacent Alley, Block 209, Nicholstone 112-LC, generally located north of 28th Street and east of FM 1266, with the address being 2709 Dickinson Avenue, Dickinson, Texas, 77539.

Chairman Reeder opened the Public Hearing at 6:59 p.m.

A. Staff Presentation

Director of Community Development Zach Meadows provided the commission with an explanation of the request to amend the Zoning Map.

B. Applicant's Statement

Ryan Rhodes spoke briefly of how the Texas Beer Refinery practices, hours of operation and items offered to the patrons.

C. Those in Favor

None

C. Those Opposed

None

D. Applicant's Rebuttal

None

E. Adjourn Public Hearing

Chairman Reeder closed the Public hearing at 7:07 p.m.

- ITEM 10) CONSIDERATION AND POSSIBLE ACTION REGARDING:** ZMC-16-0079, a request to amend the Zoning Map. The request is to change the zoning from Conventional Residential (CR) to General Commercial (GC) on approximately 5.53 acres, legally described as Lot 1, Block 1, Gay Buick GMC Subdivision, recorded with Galveston County Clerk File No. 2016003479, generally located north of Deats Road and East of IH-45 with the address being 305 Deats Road, Dickinson Texas 77539.

**VOTE:**

4 YAYS (Latimer, Smith, Reeder, Bonham)

0 NAYS

**MOTION PASSED**

- ITEM 11) BREIFING AND DISCUSSION CONCERNING:** A Site Development Plan Approval for the Development of an Amegy Bank to be located at 3911 Hwy 3, Dickinson, Texas 77539.

Jill Hollis, Vice-President of Amegy bank and Scott Clanton with MG Architects spoke briefly about a Site Development Plan Approval for the development of an Amegy Bank to be located at 3911 Hwy 3, Dickinson, Texas 77539. A proposed site plan was shown.

- ITEM 12) ADJOURN**

Vice-Chairman Bonham made a motion to adjourn, and Commissioner Smith seconded the motion.

**VOTE:**

4 AYES: (Bonham, Smith, Latimer, Reeder)

0 NAYS:

**MOTION PASSED**



---

R. G. Reeder, Chairman  
City of Dickinson, Texas  
Planning & Zoning Commission